



The Pump House

Yealmpton, South Hams, Devon, PL8 2LD

Lovely Detached Newly Converted Barn

- **Stunning Detached New Barn Conversion**
- **1 Bedroom**
- **Kitchen/Diner**
- **Large triple aspect Living Room**
- **Professionally landscaped Gardens with Pond**
- **Communal Gardens**
- **Garage and Parking**

The Pump House is a unique detached former Blacksmith's/Pump House with its own private south facing beautifully landscaped gardens with views over fields and woods. The property has undergone complete restoration and conversion and offers luxurious bright living spaces, perfect for a main home or second home getaway.

Hareston Farm Barns is an exclusive development of just 14 luxury barn conversions. The properties have been converted by the award winning Dart Developments who specialise in the conversion of barns and are renowned for the quality of finish and attention to detail. The property benefits from engineered hardwood floors to the ground floor with carpets to the first floor. There is gas central heating with underfloor heating throughout and it is cabled for Wi Fi, Satellite and Terrestrial TV.

The Pump House is approached through its own garden and you enter into the large open plan kitchen/diner with fully fitted kitchen. From this area access to the living room is through a square arch. This spacious bright room has floor to ceiling windows to 3 sides offering views over the professionally

Asking Price £399,000



landscaped garden, pond and to the fields and woods beyond. There is also a guest WC on this floor.

Stairs lead to the first floor where there is a large double aspect bedroom with an ensuite bathroom both with views over the gardens and countryside. A door from the bedroom leads to a dressing room/occasional bedroom.

Outside

Approached via a metal gate a pathway leads down to the garden and front door. The garden is fully landscaped and is surrounded by estate fencing. There is a large tiled sundeck overlooking the pond, perfect to enjoy the sunny southerly aspect. There are further lawned areas and well stocked flowerbeds which provide all year round colour. There is 180 degree views over the fields and woods.

Situation

Nestling in a beautiful wooded valley in the South Hams, Hareston Farm is sandwiched between Dartmoor National Park and some of South Devon's most unspoilt coastal attractions including Newton Ferrers, Noss Mayo and the superb beaches of Mothecombe and Challaborough. Conveniently located it is approximately 6 miles from the historic maritime city of Plymouth and 5 miles from Ivybridge whilst the A38 is 5 mins drive away.

Tenure Freehold with share of Management Company

Service Charges Approx. £300 pa

Services LPG Gas, Private Drainage, Mains Electricity.

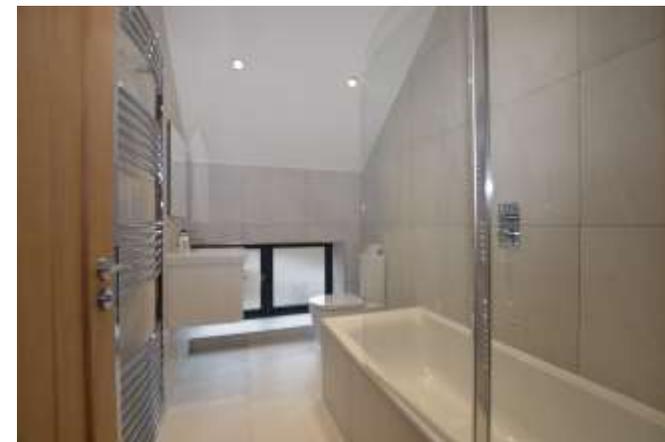
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VIEWINGS BY APPOINTMENT

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First Floor

Bedroom 1 4.0m x 4.0m 13'1" x 13'1"
(plus en-suite)



Ground Floor

Kitchen 5.8m x 3.9m 19'0" x 12'8"
Garden Room 6.1m x 3.9m 20'0" x 12'8"
Cloaks / WC

Important Notice

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